

Washington County UT - Community Guided Planning and Zoning

Thanks for taking the time to answer this short survey about the Community Guided Planning and Zoning effort in the Washington County Unorganized Territories.

There are 12 questions - it should take 10-15 minutes to complete.

Background and links to more information are provided below. There is no need to go to the web links before completing the survey.

BACKGROUND:

The Maine Land Use Planning Commission (the LUPC or Commission) serves as the planning and zoning authority for the unorganized and de-organized areas of the State, including townships and plantations. These areas either have no local government or have chosen not to administer land use controls at the local level. In 2012, the Maine Legislature made a number of changes to the statute that applies to the Commission's activity. In addition to changing the Commission's purpose statement and scope, the 2012 changes direct the Commission to initiate "prospective zoning" in coordination with local planning organizations and regional planning and development districts.

The Washington County Council of Governments is under contract to the Washington County Commissioners to facilitate and prepare Community Guided Planning and Zoning for the Washington County Unorganized Territories. The planning project has the following objectives: (1) Identify areas for residential and commercial development; (2) Support sound natural resources use and management; (3) Provide predictability for property owners and neighbors; and (4) Streamline permitting processes.

Prospective zoning identifies areas within a community or region that are most appropriate for additional growth based on existing development patterns, natural resources, constraints, and future planning considerations.

Planning for future growth will be made in the context of:

- o Stormwater and regional hydrology and its effects on shellfish water quality, emergency management, fish passage, and hydroelectric management.
- o Natural resources management, including - fishing, forestry, farming, and fun (outdoor recreation and tourism) – as well as energy sources such as wind, biomass, and tidal power.
- o Economic development relative to infrastructure, services & commercial/industrial activities.

FOR MORE INFORMATION:

All documents and meetings about the planning process are posted on the WCCOG web site; please cut and paste the following url to reach the page:

<http://www.wccog.net/community-guided-planning-and-zoning.htm>

Demographics of Respondents

This online survey asks the same questions posed in the 3 Community Meetings (Oct 15, 20 and 22) in the Fall of 2015.

Please tell us about yourself and your relationship to the Washington County Unorganized Territories.

1. What is your gender

- Male
- Female

2. What is your age (US Census ranges)?

- 19 years and under
- 20-24 years
- 25-29 years
- 30-34 years
- 35-39 years
- 40-44 years
- 45 to 49 years
- 50-54 years
- 55-59 years
- 60-64 years
- 65-69 years
- 70-74 years
- 75-79 years
- 80-84 years
- 85 years and older

Your Relationship to the Washington County UT?

3. Select the option that BEST describes your residency.

- full time resident of the Washington County UT
- seasonal resident of the Washington County UT
- full time of resident Washington County - outside of the UT
- full time resident of Maine - outside of Washington County

Other (please specify)

4. Select the answer that BEST describes your ownership of land in or near the UTs.

Please note - all references to "the UT" are the Washington County UTs.

- Own land in the UT and live there.
- Own land in the UT but live elsewhere in Washington County.
- Own land in the UT but live outside of Washington County.
- Do not own land in the UT but live in a community immediately adjacent to the UT.
- Do not own land in the UT but manage land in the UT.
- Do no own land in the UT but work on land in the UT.

Other (please specify)

5. What sector BEST describes your interest in UT planning?

Note - if you have more than one strong interest you can say so in the comment field.

- agriculture
- fishing
- forestry
- recreation/tourism
- non-resource based small business

Other (please specify)

6. What affiliation/interest BEST describes you?

- local, county or state government
- non-profit agency
- commercial business owner
- employee, operator or land manager in the UT
- interested citizen

Other (please specify)

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Please rank some benefits for us

The Unorganized Territories of Maine and Washington County are unique in the eastern United States in their size, their relatively undeveloped state and the resources they contribute to the region.

Tell us the benefits you value.

7. Please rank the following benefits that the UT brings to Washington County

	Very important	Important	Less Important	Not important at all
Land base for natural resources use/development (Farming, Fishing, Forestry, Fun)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quiet, remote lifestyle opportunity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land base for critical habitat and conservation eg. dark skies at night	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunity for commercial resource extraction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land base for residential growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Planning for extreme weather

Extreme weather events are increasing in frequency and severity throughout the northeast; this is forecast to continue. Infrastructure has and will be impacted by extreme weather.

As we invest in future growth we are obligated to locate development that is resilient to the volatile weather patterns of our time.

Resilience is defined as the capacity to adapt to changing conditions and to maintain or regain functionality and vitality in the face of stress or disturbance. It is the capacity to bounce back after a disturbance or interruption (<http://www.resilientdesign.org/>).

8. Please rank the following focus areas that will help the UT's develop resilience to extreme weather.

	Most important	Important	Less important	Not important at all
Investment in infrastructure to address extreme weather events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Investment in landowner training in best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land use restrictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land conservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Future development

The UTs have an abundance of natural resources including fresh and saltwater fishing, forestry, farming and “fun” (recreational activities like kayaking, hunting, snowmobiling, etc.).

The UTs support energy options including wind, tidal, and biomass.

And the UTs contain areas that could accommodate growth in residential, commercial and industrial development.

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9. For each of the following strategies please indicate the importance you place on how future development should take place in the UTs.

	Very important	Important	Somewhat important	Not important at all
Replace malfunctioning septic systems near shellfish resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consistent forestry regulations across multiple jurisdictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Separate large commercial blueberry production from residential growth areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase residential development in areas where community services are close by	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase residential development wherever proposed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase commercial and industrial development near existing transportation corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Identify locations for commercial and industrial growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Explore mineral extraction opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect critical fish and wildlife habitats	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manage land and water corridors for wildlife movement and fish passage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure continued public access to water and land for traditional activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Lots to think about here - do you have additional comments?

Competing interests and land use changes.

What did we miss?

The last 3 questions are open-ended - please provide your thoughts to help the Planning Committee in its work.

10. What are examples of competing interests that the planning committee needs to pay close attention to as it reviews proposed land use changes?

11. Which land use changes will have the most positive impact in the UT?

12. Is there a topic or concern that you want to make sure the Planning Committee is aware of?

Any final Comments?

13. Please use the space below to provide other thoughts you have to assist with this Community Guided Planning and Zoning initiative.

And again - thank you for your time!